

1. Scope of the City Plan
2. Background and Character of the City
3. Past, Present and Future Population
4. Land Use
5. Zoning
6. Housing Conditions and Policy
7. Major Street Plan
8. Local Transportation
9. Seaport and Airport Development
10. Rail and Truck Transportation
11. Parks, Playgrounds, Recreational Facilities & Schools
12. Public Buildings and the City's Appearance
13. A Long Range Capital Expenditure Program and Administrative Policy and Practice

2/1/98 11/1/77
We are both proud and happy to report that we adopted the above-mentioned Reports as the Official Master Plan for the physical development of this City on July 10, 1947, by virtue of, and subject to, the State Law entitled "Municipal Planning Enabling Act" and listed in the New Jersey Revised Statutes under Title 40:55-1 to 40:55-21.

We hold firmly to the belief that the Official Master Plan for the City of Newark is a blueprint, which will, if followed, elevate the City of Newark to a position in the official and economic affairs of this Country never before attained. We are convinced that the planned rehabilitation, reconstruction and improved programs are economically feasible, if undertaken as outlined in our Report on "Capital Expenditures and Policy of the City".

MEMBERS.

HON. VINCENT J. MURPHY, Mayor
DIRECTOR OF REVENUE AND FINANCE

HON. JOHN A. BRADY, Director
DEPARTMENT OF PUBLIC AFFAIRS

HON. JOHN E. KEENE, Director
DEPARTMENT OF PUBLIC SAFETY

PETER A. CAVICCHIA
MRS. MEYER KUSNY
DR. JAMES E. LEE
GERARDO J. SPATOLA
ARTHUR PERKOFF

CENTRAL PLANNING BOARD



OF NEWARK, NEW JERSEY

N. J. DOCUMENTS
NEWARK LIBRARY

OFFICERS.

PETER A. CAVICCHIA, CHAIRMAN
GERARDO J. SPATOLA, VICE CHAIRMAN
MRS. MEYER KUSNY, SECRETARY

OFFICE:

ROOM B.7. CITY HALL
NEWARK 2, N. J.
MARKET 8-2822 - EXTENSION 322

JOHN R. BURNETT
EXECUTIVE SECRETARY

4th Annual report

February 26, 1948.

To the Honorable, the Mayor and the
Board of Commissioners of the
City of Newark, New Jersey.

Gentlemen:-

We have the honor to transmit herewith
our Fourth Annual Report. It outlines the activi-
ties of the Board from February 3, 1947, the date
of our Third Report, to January 31, 1948.

Our expert advisors, Harland Bartholo-
mew and Associates, in their Preliminary Report,
dated March 4, 1944, and entitled, "The Scope of
the City Plan," outlined the many subjects to be
studied relative to the preparation of a comprehen-
sive City Plan, and under the direction of this
Board, and in cooperation with our Citizens' Advi-
sory Committee, have transmitted reports on the
subjects so outlined. These Reports have all been
filed with you and are entitled:

Newark

MEMBERS:

HON. VINCENT J. MURPHY, MAYOR
DIRECTOR OF REVENUE AND FINANCE

HON. JOHN A. BRADY, DIRECTOR
DEPARTMENT OF PUBLIC AFFAIRS

HON. JOHN B. KEENAN, DIRECTOR
DEPARTMENT OF PUBLIC SAFETY

PETER A. CAVICCHIA
MRS. MEYER KUSNY
DR. JAMES E. LEE
GERARDO J. SPATOLA
ARTHUR PERNOFF

CENTRAL PLANNING BOARD



OF NEWARK, NEW JERSEY

N. J. DOCUMENTS
NEWARK LIBRARY

OFFICERS:

PETER A. CAVICCHIA, CHAIRMAN
GERARDO J. SPATOLA, VICE CHAIRMAN
MRS. MEYER KUSNY, SECRETARY

OFFICE:

ROOM B.7, CITY HALL
NEWARK 2, N. J.
MARKET 3-8882 - EXTENSION 322

JOHN R. BURNETT
EXECUTIVE SECRETARY

4th Annual report

February 26, 1948.

To the Honorable, the Mayor and the
Board of Commissioners of the
City of Newark, New Jersey.

Gentlemen:-

We have the honor to transmit herewith
our Fourth Annual Report. It outlines the activi-
ties of the Board from February 3, 1947, the date
of our Third Report, to January 31, 1948.

Our expert advisors, Harland Bartholo-
mew and Associates, in their Preliminary Report,
dated March 4, 1944, and entitled, "The Scope of
the City Plan," outlined the many subjects to be
studied relative to the preparation of a comprehen-
sive City Plan, and under the direction of this
Board, and in cooperation with our Citizens' Advi-
sory Committee, have transmitted reports on the
subjects so outlined. These Reports have all been
filed with you and are entitled:

1. Scope of the City Plan
2. Background and Character of the City
3. Past, Present and Future Population
4. Land Use
5. Zoning
6. Housing Conditions and Policy
7. Major Street Plan
8. Local Transportation
9. Seaport and Airport Development
10. Rail and Truck Transportation
11. Parks, Playgrounds, Recreational Facilities & Schools
12. Public Buildings and the City's Appearance
13. A Long Range Capital Expenditure Program and Administrative Policy and Practice

7/14/47
We are both proud and happy to report that we adopted the above-mentioned Reports as the Official Master Plan for the physical development of this City on July 10, 1947, by virtue of, and subject to, the State Law entitled "Municipal Planning Enabling Act" and listed in the New Jersey Revised Statutes under Title 40:55-1 to 40:55-21.

We hold firmly to the belief that the Official Master Plan for the City of Newark is a blueprint, which will, if followed, elevate the City of Newark to a position in the official and economic affairs of this Country never before attained. We are convinced that the planned rehabilitation, reconstruction and improved programs are economically feasible, if undertaken as outlined in our Report on "Capital Expenditures and Policy of the City".

Besides the completion and adoption of the Official Master Plan, we have also, during the past year, and at your request, made many studies of particular City problems since the date of our last annual report; these studies are:-

1. Analysis and study of the request of the Board of Trustees of the Free Public Library for a Bond Issue in the amount of \$780,000, to finance the modernization of the present Main Library building and the construction of a new service building in the rear of the present main structure. Architectural plans and engineering estimates accompanied this request.

Our Board recommended that the City Commission authorize this Bond Issue because of the pressing need for the proposed work and the possibility of financing it under the budgetary program as outlined in the Official Master Plan.

2. Studies on suggested additional means of ingress and egress to the proposed Military Park Underground Garage.

Our Report recommended that all thought of using the Public Service Tunnel, running from Washington Street to the Terminal Building, as a means

of entrance and exit to the proposed Garage, be abandoned because of legal restrictions in the title abstracts covering the acquisition of the surface properties above the tunnel; the high cost of providing an adequate ventilating system to dispel carbon monoxide gasses generated by gasoline motors; the barely adequate width of the tunnel traffic lanes; and the great traffic congestion that would be created on Washington Street at the mouth of the tunnel during commuting or rush hours.

3. Study of the proposals made by the Kinney Corporation and the Lehman interests for the development of the City-owned site immediately east of, and adjacent to, the Raymond-Commerce Building.

We recommended to Director Villani that the proposals be studied individually and a determination made by the City Commission as to the general policy that will cover the disposal of the property in question.

4. A study of the request of the Pennsylvania Railroad Company to the City of Newark for the abrogation of the portion of its contract with the City requiring the construction of a new railroad station at South Street.

Our Report recommended that the Pennsylvania Railroad be held to its contract and required to build a new station at South Street, unless further origin and destination surveys of traffic are considered desirable by the City Commission.

5. A study of the probable impact on our Newark street pattern in the Vailsburg section by the construction of the proposed Veterans' Administration Hospital by the Government on the former Bamberger Estate in South Orange.

Our preliminary findings suggest a new street be constructed connecting Finlay Place with Norwood Street, and requesting the East Orange authorities to continue the street-chain by continuing Norwood Street easterly to connect with Mountainview Avenue.

This Report has not been formally forwarded to your Body because studies being made by East Orange Officials have not been completed.

On June 11th, this Board also undertook the production of the radio "Salute to Newark" in cooperation with Station WNBC as a public relations program of benefit to the City.

During the latter half of 1947, the Planning Board and its Citizens' Advisory Committee were occupied

with detailed studies of housing costs, and contacted and worked with the largest insurance companies of America in the hope of inducing them to undertake redevelopment projects in our slum areas. It developed that present cost factors are too high to permit fiduciary institutions to invest in such undertakings. We believe that unless building costs decrease at least 20% during 1948, it will be necessary for the City to seek changes in the Urban Redevelopment Law of 1946 in order to permit the subsidization by either the City or the State, or both, of all costs beyond those permitting a reasonable income return for invested monies. The cost of slums in Newark is so great that partial subsidization of slum area housing redevelopment projects may well prove financially profitable to the City. Certainly, a progressive program to eliminate slum housing and its resultant blight on the lives and properties of our citizens should be instituted without further delay.

We also continued our studies on the parking problem of our central business district. Unfortunately, private enterprise has not seen fit to undertake the erection of any of the off-street parking units recommended by this Planning Board and its Citizens' Advisory Committee; and we, therefore, devoted the last few months of 1947 to a technical and legal study of Parking Authori-

ties and Parking Legislation throughout the United States, in order to determine the advisability of the creation of such a Body in Newark to undertake the alleviation of the serious traffic problem created by the lack of off-street parking facilities.

During the past year, we have also worked in close cooperation with the City Officials in charge of tax and City property sales for the purpose of advising on the probabilities of individual properties listed in the sales being used in the near future for physical improvements as outlined in the Official Master Plan.

We are also most pleased to announce that we have finally completed our three-year study of a proposed new Zoning Map and Ordinance for this City, and have recommended that a Zoning Board be appointed and empowered to hold the necessary public hearings prior to the making of final recommendations to your Body; we have also urged that the Central Planning Board, as permitted by New Jersey legislative enactment, be named as the Zoning Board and proceed without delay in the perfecting of a new and proper Zoning Ordinance and Map for submission to your Body for appropriate action.

The Central Planning Board gratefully acknowledges the advice and council of the Citizens' Advisory

Committee in the preparation of the Official Master Plan for the City of Newark, and further wishes to compliment the members of the various sub-committees for their effective studies and intelligent recommendations on all phases of the Master Plan and the problems pertaining thereto. The untiring efforts and splendid achievements of our Citizens' Advisory Committee are truly praiseworthy, and the civic-minded spirit in which these studies were undertaken, promises well for the future of our City. We further wish to thank the members of the Newark City Commission for the cooperation we have received during the past year, and the employees and officials of our Municipal Government for the aid and assistance they have so willingly given to us at all times.

Respectfully submitted by
The Central Planning Board of the City of Newark.
Peter A. Cavicchia,
Chairman.